



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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### Narrative Information Sheet

#### 1. Applicant Identification

City of Salinas  
200 Lincoln Avenue  
Salinas, CA 93901

#### 2. Funding Requested

- a. Assessment Grant Type: Community Wide
- b. Federal Funds Requested: \$300,000
- c. Contamination: \$180,000 for Hazardous Substances and \$120,000 for Petroleum assessment.

#### 3. Location

Salinas, California

#### 4. Property Information for Site-Specific Proposal

Not Applicable

#### 5. Contacts

- a. Project Director:  
Megan Hunter, Community Development Department Director  
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Salinas, California 93901  
Tel (831) 758-7387  
Email [meganh@ci.salinas.ca.us](mailto:meganh@ci.salinas.ca.us)
- b. Chief Executive/Highest Ranking Elected Official:  
Joseph Gunter, City Mayor  
City of Salinas  
200 Lincoln Avenue  
Salinas, CA 93901  
Tel (831) 758-7334  
Email [salinasmayor@ci.salinas.ca.us](mailto:salinasmayor@ci.salinas.ca.us)

6. Population

General Population: The City of Salinas has a population of 150,441, and it is the county seat and largest municipality in Monterey County, which has a population of 435,232.

City of Salinas is a municipal form of government.

7. Other Factors

The checklist below identifies two (2) other factors that are addressed in the City's application:

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	3
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3

8. Letter from the State or Tribal Environmental Authority

State letter attached

# Application Narrative

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### a. Target Area and Brownfields

#### i. Background and Description of Target Area

The City of Salinas (population 150,441) is the county seat and largest municipality in Monterey County, (population 435,232). Salinas is a rural agricultural City designated as 51% low-moderate income by the U.S. Department of Housing and Urban Development (HUD). The City is applying for CWA funds to focus on brownfield work that could catalyze the revitalization of one of the most impoverished and marginalized communities within the City, the historic neighborhood of Chinatown. Chinatown is an eight (8)-city block, 33-acre urban infill zone with 79 parcels, established in 1879, and designated by the City of Salinas General Plan as a priority targeted "Focused Growth Area" for infill development. The City is concentrating efforts in this neighborhood due to years of disinvestment. Downtown and the Intermodal Transit Center (ITC) are target areas for the City to create a walkable environment with links to transit and Chinatown's revitalization could connect and increase opportunities for transit-oriented development.

In order to help facilitate additional federal funding resources for Chinatown, the City conducted an analysis to declare Chinatown as a Slum and Blight (S&B) area under the HUD requirements. The S&B designation would allow the City to use HUD funds more creatively for economic development opportunities and façade and infrastructure improvements. The S&B designation to this area designation is due to disinvestment in properties that have led to unsafe conditions in abandoned buildings and contamination on empty parcels.

Chinatown's history began in the late 1800s and early 1900s. Chinatown was home to a flourishing community of Chinese, followed by Japanese, agricultural workers, a Filipino population and Mexican immigrants. By the 1950s and 1960s, the neighborhood had become well known for its bars, bordellos and gambling houses. By the 1980s, it had become a magnet for drug dealing and prostitution.

The UP Railroad tracks physically separated Chinatown from downtown. There were former at-grade crossings in the 1980's at Bridge St., Soledad St. and California St., that allowed the flow of traffic from the downtown directly into Chinatown. In the late 80's, the at-grade crossings were removed and fenced, and Chinatown was completely cut off from the downtown. This separation worsened as Chinatown was also cut off by the surrounding arterials including: E. Market St., Sherwood St., E. Rossi St., and North Main St. (State Highway 183). There are also internal circulation issues such as internal one-way streets that cut off access within the neighborhood. Other physical barriers such as high traffic streets and the State Highway 183 underpass, further isolate Chinatown from the downtown and the ITC.

Chinatown also contains one of the largest homeless encampments in the City. Average populations of heavy homeless encampments are around 150 persons. This encampment hosts heavy crime, drug activity and prostitution. The area no longer has restaurants, bars or other reasons for people to make an effort to enter Chinatown. At one point, Chinatown was envisioned as a homeless campus where social services could be provided. Businesses, housing and churches in the community have also been marginalized through disinvestment over time.

The City has taken a former redevelopment parcel on Soledad St. to build the first permanent, supportive housing development with MidPen Housing Inc., called Moon Gate Plaza (MGPlaza). This development consists of 90 units, 88 of which, will be units for 0-30% income people needing permanent supportive housing. The City is committed to building enough units to house the homeless in the community. Additionally, the City has worked with Monterey County Housing Authority to develop over 189 units for low-moderate income people along E. Rossi St. and Calle Cebu. The City is looking to find market rate developers who

could begin building in the neighborhood and area close to the ITC and downtown to create a mixed-income, transit-oriented development close to vital transit and services.

ii. Description of Priority Brownfield Sites

The Chinatown neighborhood consists of 2 blocks containing abandoned and underutilized properties that negatively impact the surrounding neighborhood. The City plans to heavily begin revitalization efforts on Soledad Street to create a positive impact in Chinatown. Soledad St. contains parcels that are the City's core prioritizations for Brownfield analysis and remediation.

Two privately owned parcels at 34 and 45 Soledad St. are priority sites for environmental site investigations that could be funded through the CWA Grant. Both parcels are visible to the downtown and from E. Market St., a main connecting street to the ITC and downtown. Redevelopment of these sites would create a marked visual impact to the Chinatown neighborhood to those looking in from downtown and driving along busy E. Market Street.

In 2017, an abandoned building at 45 Soledad St. was accidentally set on fire by homeless campers who illegally entered the building for shelter. The building was structurally damaged and had to be demolished. In 2018, a second abandoned building at 34 Soledad St., directly across from 45 Soledad was also accidentally set on fire by homeless campers. This building is no longer safe. This property was a former Shell gas station that had an underground storage tank (UST) that was decommissioned in the late 1960's. City staff interviewed the existing owners and they are not sure if the UST is still underground and they do not have records of how the UST was decommissioned. The south-east corner of the parcel at 34 Soledad St. would be valuable to the City in efforts to reopen two-way street circulation.

Parcels at 2 and 4 Bridge St., which are owned by PG&E and Chevron respectively, are undergoing environmental cleanup efforts through the Department of Toxic Substance Control (DTSC) on their former gas manufacturing plant operations. The cleanup will take approximately five (5) years and the City is considering a park on these parcels as open space for the residents in the neighborhood. PG&E has been involved in negotiations with the City and is involved in the community engagement process for the Chinatown Revitalization Plan (the Plan). The idea of a park on their properties was determined through intensive community engagement over the past two years during the City's planning process.

The City has heavily focused on remediation efforts of multiple parcels on Soledad St. to prepare for the \$43 million-dollar permanent supportive housing development, MGPlaza. The City dedicated \$574,042 in the FY 2016-2017 HUD Action Plan to complete soil remediation on the consolidated parcels. This development is at the southeast corner of Soledad St. and E. Lake St. Through this process, the City has gained valuable environmental information on parcels and the levels of contamination within Chinatown. A vapor intrusion analysis was completed in the Phase II site investigations and it came out clean, proving that contamination from the former PG&E Manufactured Gas Plant site was limited to Bridge St. parcels and the surrounding street.

Other site investigations on City owned parcels, 10 and 12 Soledad St., also confirm that contamination is limited to lead and asbestos that were utilized in buildings dating from the late 1800s. The City plans to redevelop 10 and 12 Soledad, but current Phase I and II site investigations will be needed on these parcels as HUD funds require Phase I and II investigations to be no older than six (6) months old.

There are two other vacant parcels on Soledad St. that are privately owned that also need Phase I and II site investigations. The City would like to complete investigations on these sites to incentivize owners to sell or redevelop their sites. Recently, new owners have purchased dilapidated buildings on 1 Bridge St., across from the PG&E and Chevron parcels and are correcting serious building code violations in the storage and

mechanic shops facility. Along Lake St., a new owner purchased and revitalized buildings on 13 and 21 E. Lake St., that are now being used as residential and commercial facilities.

The Chinatown targeted area contains some parcels located in a federally designated flood plain under the Federal Emergency Management Agency (Zone AH). The parcels in Zone AH are located to the north of Chinatown along E. Rossi St. and Sherwood Drive.

#### **b. Revitalization of the Target Area**

##### **i. Redevelopment Strategy and Alignment with Revitalization Plans**

The City of Salinas and its Chinatown neighborhood partners have undertaken a community-led planning process for the Revitalization of Chinatown. The Plan began in the fall of 2017. The City hired MIG Consultants to kick off and write the Plan, which is focused on defining an economic strategy to analyze existing site uses and future site uses that would meet the economic aspirations in the context of the history and character of the area. The Plan analyzes the circulation needs both within and outside of Chinatown. The City has prioritized pedestrian and bicycle access in and out of Chinatown with the Transportation Agency for Monterey County (TAMC). The City's public works and planning departments agreed a pedestrian and bike bridge access that would connect the downtown and the ITC was the top priority for Salinas in the regional plan. The Plan is expected to be completed in the spring of 2019.

The Plan will support the social equity, environmental justice and economic health of Salinas' historic Chinatown district. The strategies, recommendations, and concepts developed through this planning process will guide private, public, and social investment. Short and long-term strategies will help identify priorities that will support City staff and partners in proactively managing neighborhood land and resources. The Plan also included a focus on the neighborhood community of homeless residents who mainly populate Bridge, Market Way, Lake St., and Soledad St. The City hired Urban Initiatives to create a Plan to end homelessness as part of the Plan efforts.

Should the City be awarded funding under this grant, the redevelopment strategy would begin with Phase I and II site investigations on prioritized sites on Soledad St. with property owners' participation. Once sites and soil conditions are characterized through the Phase I and II process, the City would apply for additional cleanup grants through the EPA. Additionally, the City will engage with land and property owners to determine their level of interest in redevelopment and assess ideas for future uses of their properties in alignment with the Plan and permitted land uses. Existing land uses on Soledad St. include mixed-use along with mixed arterial frontage. The mixed-use zoning designation allows for housing and commercial, office and retail use.

##### **ii. Outcomes and Benefits of Redevelopment Strategy**

The desired outcomes of the Plan are to create a vibrant, mixed-use, cultural district that will provide the foundation for on-going collaboration and partnership between the City, community stakeholders and private investments. The 34 Soledad property is close to the former PG&E and Chevron sites that have known underground contaminants that have spread into the right of way, that includes the alley connecting 34 Soledad with Bridge St. and the contaminated parcels under DTSC remediation requirements.

The City has worked with MidPen and the Housing Authority to incorporate energy saving and environmentally sustainable design elements to their buildings, including permeable concrete, tankless water heaters, landscape retention basins to retain and conserve water along with solar panels among other green technologies ensuring these housing developments meet energy efficiency requirements and are ecofriendly to the environment. The City will encourage new developments in Chinatown to continue to include environmentally sustainable design elements as part of their redevelopment projects.

#### **c. Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

The City will first need to investigate the level of cleanup needed on each parcel available on Soledad St. for reinvestment opportunities. The City's Revitalization Plan will detail federal, state and local funding opportunities to meet the investment needs in Chinatown.

Guaranteed federal allocations to the City include the City's annual allocation of Federal funds from the HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG). The City typically receives approximately \$550,000 in HOME, \$1,900,000 in CDBG and \$175,000 in ESG. The City plans to leverage future HOME and CDBG funds to assist in creating infrastructure improvements, façade improvements and economic development opportunities.

CDBG allows the City to undergo a variety of projects such as housing activities, capital improvements and economic development projects. The City designated the area as S&B under HUD's guidelines to allow more funding flexibility in programming, especially for economic development and infrastructure improvements. The City has supported housing projects within and adjacent to Chinatown through the allocation of Federal funds from the HOME and CDBG. The Housing Authority projects along Rossi and Calle Cebu included HOME funds and MidPen's MGPlaza development is utilizing CDBG and HOME funds. These housing developments have already brought in over 109 Million Dollars of investment into Chinatown over the past few years. Once MGPlaza is completed, 279 new affordable housing units will be added to the community for extremely low-moderate income people and families.

In 2016, the City took on an additional State allocation for the Emergency Solutions Grant. The City was asked by the Coalition of Homeless Service Providers and San Benito and Monterey Counties to administer the grant for the region. The City agreed and utilizes these emergency funds to direct funding toward homeless services and shelters in both Counties. The City recently was approved to be the Administrative Entity (AE) to administer California Emergency Solutions and Housing funds. Within the next few months, the City will receive approximately \$700,000 that will be dedicated to providing heavy street outreach, housing navigation and housing location services to people on the streets in Chinatown. The City is targeting emergency funding resources to reach functional zero in homelessness in Chinatown by the fall of 2020.

Chinatown is within a California designated Opportunity Zone and the City ensured to include Chinatown as part of this zone under the new federal program. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains. The City met with the State to determine its eligibility under the Strategic Growth Council (SGC) criteria for grant opportunities available for affordable housing and sustainable communities' grants. The Chinatown area with its walkable neighborhood design, proximity to the downtown and ITC, would make it a viable option for an SGC grant opportunity. In addition to these leverage opportunities, the City is poising its resources and planning efforts in Chinatown to go after the HUD Choice Neighborhoods Planning Grant (CNPG). The CNPG allows for leveraging significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. The City is also looking at local resources such as the Community Foundation of Monterey County, Hartnell College foundation and the United Way for further leverage opportunities.

ii. Use of Existing Infrastructure

As Chinatown is one of the oldest developed neighborhoods in the City, the area was built as a walkable community with small streets and alleyways. The area contains needed infrastructure (streets, sidewalks, water, electricity, sewer, etc.) to support new and existing development. One of the main goals of the Plan is to improve internal and external connectivity and circulation into and within Chinatown. The City expects to accomplish this by converting the current 1-way streets into 2-way streets. The Active Transportation Grant

through the California Division of Local Assistance for street improvements is identified as a funding resource as well as the Highway Safety Improvement Program (HSIP) The City is engaging in ongoing discussions with Union Pacific to replace one at-grade crossing to connect the downtown to Chinatown. The City has prioritized Chinatown under TAMC's bike and pedestrian masterplan for funding to connect cyclists and pedestrians to the downtown and the ITC.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

#### **i. The Community Need for Funding**

The City of Salinas is 51% low-moderate income. The City's main economic generator is agriculture and service industry jobs that tend to be lower paying. The City often ranks in the top ten nationwide for housing unaffordability due to the high cost of income and low wages. Many households contain multiple families living in overcrowded conditions to afford a roof over their head. Salinas's Median Household Income (MHI) is \$54,864 in comparison to Monterey County's \$63,249. The City of Salinas has a higher poverty rate of 17.2% while Monterey County is at 11.9%. The State's poverty rate is 19%, compared to the National of 14%. This places Salinas among one of the poorest cities in the State and the Nation.

The City of Salinas has limited grant funds and large need. HUD funding is primarily targeted to build additional housing units that are vital to the low-moderate income population. EPA funds would help the City with additional grant funds to prioritize cleanup efforts that would spur revitalization efforts. The City has created extremely low to moderate income units in Chinatown. The neighborhood needs further investment of jobs, healthy food options, market rate development and open space and recreation opportunities to complete the neighborhood.

#### **ii. Threats to Sensitive Populations**

##### **1) Health or Welfare of Sensitive Populations**

The residents of Chinatown are disproportionally extremely low-income, including 150 homeless individuals and low-income to moderate income residents. In 2017, the Coalition of Homeless Services Providers, conducted the most recent Point-In-Time Count, Census Survey and Salinas has 1,361 homeless, an increase of 57% from the 2015 count of 867. Salinas saw the largest increase in individuals experiencing homelessness in Monterey County, increasing from 532 people or 155% since 2013. This grant would allow the City to begin site investigations and create a remediation plan that would reduce threats to homeless living on the streets in Chinatown and to the low-moderate income people living in housing. The City reviewed block group level data on the EPA's EJSCREEN website. Based on this data, 97% of the residents are minority populations. Based on the 2010 Census, the City is 75% Hispanic.

Although vacant parcels are fenced in, homeless trespassers could be exposed to asbestos, lead, residues consisting of lampblack, polycyclic aromatic hydrocarbons (PAHs) and high molecular weight hydrocarbons that are confirmed through soils reports. Vacant properties also pose a risk to homeless individuals, as the City has seen in the past year, with two separate buildings that burned on Soledad St. due to homeless trespassers seeking shelter. Luckily, nobody was harmed in these fires.

##### **2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

Sanitation in Chinatown is an ongoing health and safety problem due to public defecating and urinating in the streets, sidewalks and private property. Untreated sewage goes into the storm drain contaminating the water for the whole community and creates stormwater issues for the nearby Coastal Zone as Salinas is 8-miles from the ocean. In 2017 there was an outbreak of Hepatitis A among the homeless population that originated in Chinatown. Between October 2017 and June 2018, there were 11 cases of hepatitis A virus disease among individuals who were epidemiologically linked to the Chinatown area. There were 2 additional

cases of hepatitis A among Monterey County residents during that time period that were not epidemiologically linked to the Chinatown area. This represented a 5.5 higher than normal incidence for this condition among Chinatown residents. The Monterey County Health Office declared an end to the hepatitis A outbreak on June 21, 2018. Camper vans and cars have also become common homes for people in Chinatown. Reports of campers evacuating their raw sewage into the streets in Chinatown are common. Chinatown is also a dumping ground for large household waste items, such as couches, tables and chairs and other items people think the homeless would want. This creates major health and safety hazards and draws vermin into the area. The City recently completed a mandatory Trash Reduction Implementation Plan in compliance with Statewide water codes and trash amendments. Chinatown is a priority in trash reduction strategies due to the large amount of waste that is a byproduct of street homeless dwelling. Public works staff typically conduct monthly cleanups and haul away 6-12 tons of trash in Chinatown. Most City neighborhoods throughout the City do not require this magnitude of cleanup.

### 3) Economically Impoverished/Disproportionately Impacted Populations

The homeless and low-moderate income residents in Chinatown have been disproportionately impacted through negative environmental consequences resulting from industrial, governmental, and commercial operations or policies. Bridge St. is currently undergoing site remediation that is being undertaken by PG&E in conjunction with the oversight of DTSC. This process will take 5 years. The parcels once remediated will still contain levels of contamination that will disallow future housing developments on the sites. Because development in Chinatown began in the late 1800s, most parcels are all likely to have lead and asbestos concerns and need soil remediation. The area became a homeless mecca in the City due to prior governmental choices to move homeless services into Chinatown and create a homeless campus. Unfortunately, the population is now experiencing heavy open-air drug market activities along with prostitution rather than receiving needed services. Unfortunately, due to Salinas's low inventory of vacant parcels, the Housing Authority already owned the sites to create infill housing along Rossi and Calle Cebu. City staff ran the CalEnviroScreen 3.0. on January 29, 2019 and the results (June 2018 Update) showed that the Chinatown neighborhood has the following pollution burden percentiles and population characteristics: ozone 11%, PM 2.5 4%, Diesel 70%, Pesticides 75%, Toxic Releases 5%, Traffic 63%, drinking water 47%, cleanups 60%, hazardous waste 43%, Impaired water 97%, solid waste 74% and Ozone at 11%.

## b. Community Engagement

### i. Community Involvement.

Since April 2017, the City has been conducting community outreach and working group meetings as well as forming a Technical Advisory Committee (TAC) in accordance with the current Plan Through this process, the City has developed relationships with stakeholders including site owners, neighbors, developers, community organizations and lenders. The City will continue to engage and involve all stakeholders. Efforts will include: three public education and informational meetings during the site inventory and selection process, the assessment and reporting phases, and remedial and reuse planning. City staff has involved and will continue to involve the below partners and stakeholders in the planning efforts:

Partner	Contact Information	Specific Role in the Project
Asian Cultural Experience (ACE)	Cathy Chavez, <a href="mailto:meankitty132@gmail.com">meankitty132@gmail.com</a>	ACE integrates the interests of the Chinese, Japanese and Filipino communities into one unified voice. ACE will assist the City in communicating with the Chinese, Japanese and Filipino community.
Buddhist Temple of Salinas	Larry Hirahara, <a href="mailto:seedyguy@aol.com">seedyguy@aol.com</a> ,	The Buddhist Temple of Salinas was founded in 1924. and will assist the City in communicating with the Japanese community and allowing the City to use their facility for meetings.
Chinese Association of Salinas (CAS)	Herb Wong, <a href="mailto:hs Wong1999@icloud.com">hs Wong1999@icloud.com</a>	CAS mission is to lead and represent the Chinese community in various citywide events and foster Chinese traditions and cultural heritage. CAS will assist the City in communicating with the Chinese community.



MidPen Housing Corporation	Elizabeth Wilson, <a href="mailto:ewilson@midpen-housing.org">ewilson@midpen-housing.org</a>	MidPen is an affordable housing developer for extremely low-income individuals. MidPen will allow City to use their community room as well as invite residents to attend community meetings.
Housing Authority of the County of Monterey (HACM)	Starla Warrant, <a href="mailto:swarren@hdcmonterey.org">swarren@hdcmonterey.org</a>	HACM has three multifamily housing projects in Chinatown. HACM will allow the City to use their community room as well as invite residents to attend community meetings.
Salinas Downtown Community Board (SDCB)	Jill Allen, <a href="mailto:info@dorothisplace.org">info@dorothisplace.org</a>	SDCB consists of businesses, property owners, non-profit organizations, service providers, the Coalition of Homeless Service Providers of Monterey County and other County Departments. SDCB will assist the City in communicating with their stakeholders.
Salinas Public Works Department	David Jacobs, <a href="mailto:davidj@ci.salinas.ca.us">davidj@ci.salinas.ca.us</a>	The Public Works Department will assist Community Development Department with access to any public right of way that may require testing.

The City will convene the Chinatown Brownfields Program Advisory (CBPA) Committee and review the historical assessment inventory and determine the need for additional assessments. A Request for Proposals (RFP) for engineering and geology services will be issued. Business and property owner information are currently being added to a comprehensive database based upon the Chinatown Renewal Project Plan's build-out scenarios. City staff will build upon existing parcel and photo information compiled for the area and add the brownfield data. The inventory will be used to communicate known hazards to the public. Thereafter, the City will prioritize Phase I and Phase II Environmental Site Assessments.

#### ii. Incorporating Community Input

The City will publicize the quarterly Chinatown Brownfields Program Advisory Committee meetings via the City website as well as through e-mail to the Working Groups, Technical Advisory Committee, stakeholders, partners as well as the City's Housing Distribution List. Additionally, meeting minutes will be available upon request. Regular status updates and reports will be available on the Plan's and Vision Salinas websites. The City will also create an option where members of the public can submit a comment or feedback regarding the meetings through the City's housing webmail: [housingwebmail@ci.salinas.ca.us](mailto:housingwebmail@ci.salinas.ca.us) and the City's request management system, Salinas Connect (QAlert). Quarterly meetings will be interactive and will encourage full participation from attendees. Comments and feedback will be integrated in the meeting minutes and reports. Once an initial Brownfields Inventory is created, the City will conduct a public meeting and subsequent meetings for each assessment site. To further encourage community input, City staff will request that service providers in Chinatown help promote the Chinatown Brownfields Program Advisory Committee meetings. The City will continue to seek public input into this process of implementation of the assessment. Feedback will be documented into the meeting minutes and comments and concerns of the meetings will then be included into each of the Work Plans of the newly identified contaminated parcels.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Description of Tasks and Activities**

##### **Task 1: Cooperative Agreement Oversight**

- The City will establish the CBPA Committee. The committee will include local elected officials, members of the local business community, local non-profits and residents in the target area, including a homeless or formerly homeless representative. (Q1/ Y1)
- The City will review the proposals, conduct interviews and perform final selection of the QEP. (Q1/Y1)
- The City will create a Qualified Environmental Professional (QEP) selection process and select a consultant through an RFP to hire the QEP. (Q1/ Y1)
- City and QEP will initiate the preparation and distribution of site nomination forms and meet with community officials to obtain site nominations and discuss the preliminary sites inventory to develop a threshold/ranking criterion, and property owner outreach and education. (Q3/Y1)

- City and the CBPA Committee will meet quarterly to ensure that the priorities and direction of the Brownfields program are being met. (Quarterly until Q4/Y3)
- The City and QEP will review the Historical Assessment Inventory and use this inventory to specify additional assessments needed. Sites will be evaluated and prioritized, beginning with Soledad St. and then the rest of Chinatown. The following criteria will be used: (1) Extent of public health and safety; (2) Environmental issues and federal/state requirements; (3) Presence and availability of existing infrastructure such as utilities; (4) Pollution prevention and sustainable development; and (5) Community input. (Q2/Y1)
- City staff will also perform general program management and communication with regulatory personnel, community officials and the public. (Quarterly until Q4/Y3)

#### Task 2: Community Outreach and Engagement

- City staff will conduct community outreach activities, interact with property owners, and file required EPA reports (quarterly reports, ACRES, etc.) for the duration of the grant. (Quarterly until Q4/Y3)
- The City will host a community kickoff informational Public meeting (Quarter 1/Year 1)
- City and QEP will hold at least two initial public meetings to solicit site data and educate local officials and citizens about the Brownfields' process. (Q1/Y1)
- Once sites are selected with owner approval, the City and QEP will provide and prepare appropriate EPA eligibility documentation to enter the site into the Program. (Q1/Y2)
- City, QEP and stakeholders will use the results from the Phase I and Phase II ESA Reports to refine the inventory and develop clean-up plans. City staff will collaborate with each property owner, provide public information, and receive citizen input throughout the assessment. (Q3/Y2)

#### Task 3: Phase I and Phase II Environmental Site Assessments (ESA)

- The QEP will conduct six (6) Phase I ESA Reports (4 Hazardous Substances and 2 Petroleum) in accordance with the ASTM International Standard 1527-13 (All Appropriate Inquiry or AAI). (Q3/Y1)
- If the Phase I ESA results identify "recognized environmental conditions", the City and the QEP will complete additional investigations to determine the nature and extent of contamination. City staff will prepare a Quality Assurance Project Plan (QAPP) and submit it to the EPA as part of this task prior to undertaking Phase II activities. (Q4/Y1)
- City staff will prepare a site-specific QAPP addendum for each identified and assessed site and develop the scope of Phase II ESA activities. Phase II Investigations may include monitoring well; test boring installations; test pit excavations; vapor intrusion and groundwater, soils and soil gas sampling. (Q1/Y2)
- QEP will conduct at least five (5) Phase II ESA Reports (3 Haz. Substance and 2 Petroleum). (Q2/Y2)
- City will submit two to four Work Plans for approval to the EPA. (Q3/Y2)

### **b. Cost Estimates and Outputs**

#### Task 1 Cost Estimate and Output

- 100 City staff hours at an average rate of \$50/hour equally divided between petroleum and hazardous substance grants (40 for Petroleum and 60 for Hazardous Substance). Designated City staff will attend two EPA Brownfield conventions with costs for fees, travel, and expenses divided between the two grants. The contractual expenses are for Quality Enhancement Plan (QEP) assistance in developing outreach materials and assistance with EPA reporting.

#### Task 2 Budget and Outputs

- 80 City staff hours at an average rate of \$50/hour to this task, which we expect will be divided between the two assessment programs (60 for Haz Substance and 20 for Petroleum). The City staff will coordinate 12 quarterly and 2 two initial public meetings along with the kick-off meeting.

### Task 3 Cost Estimate and Outputs

- Phase I: Six Phase I ESA Reports (4 Haz Substances x \$3000 each / 2 Petroleum x \$3000 each).
- Phase I: Staff time of 80 hours divided 25 hours to petroleum and 55 hours hazardous substance grants at an average rate of \$50/hr to review reports and interfacing with Monterey County Department of Health, the State Department of Toxic Substance Control and property owners.
- Phase II: Five Phase ESA II Reports (3 Haz Substances x \$40,000 each / 2 Petroleum x \$40,000 each).
- Phase II: Staff time of 40 hours with an average rate of \$50/hr to review reports and interface with California DTSC, Monterey County Department of Health and property owners. Divide City staff time into 15 hours to petroleum and 25 hours to hazardous substance sites.

			Project Tasks			Total
			Cooperative Agreement Oversight	Community Outreach and Engagement	Phase I and II ESA	
Hazardous Substance	Direct Cost	Personnel	\$3,000	\$3,000	\$4,000	\$10,000
		Fringe Benefits	\$1,920	\$1,920	\$2,560	\$6,400
		Travel	\$2,500	\$0	\$0	\$2,500
		Contractual	\$15,000	\$14,100	\$132,000	\$161,100
		Total Direct Cost		\$22,420	\$19,020	\$138,560
	Indirect Costs		\$0	\$0	\$0	\$0
Petroleum	Direct Cost	Personnel	\$2,000	\$1,000	\$2,000	\$5,000
		Fringe Benefits	\$1,280	\$640	\$1,280	\$3,200
		Travel	\$2,500	\$0	\$0	\$2,500
		Contractual	\$12,300	\$11,000	\$86,000	\$109,300
		Total Direct Cost		\$18,080	\$12,640	\$89,280
	Indirect Costs		\$0	\$0	\$0	\$0
Total Budget (Direct + Indirect)			\$40,500	\$31,660	\$227,840	\$300,000

### **c. Measuring Environmental Results**

The City tracks the development and progress of the Plan using City Data Services (CDS), a web-based tracking system that hosts data management systems for cities. Using this system, the City will monitor grant milestones. The City would enter the funding amount and progress in each of the sites into the system and track payments, document project completion (Phase I ESAs, Work Plan, Phase II ESAs and Clean-up Plans), create a schedule to monitor the funding and track any other demographic information pertinent to the funding and other requirements. The City uses CDS to track all projects and housing developments through different funding sources. This modern tracking allows the City to meet milestones and ensure the funding is spent within the 3-year grant period. Within CDS, the City has the availability to track all the required project documentation. On an annual basis, City staff will conduct a public meeting and provide a summary to the CBPA Committee and the general public of all the sites utilizing the Brownfields' CWA Grant and document their project completion. City will also input all outputs and outcomes into ACRES. Possible outcomes include remediation of sites that will activate revitalization efforts to spur the redevelopment of Soledad St. and create a walkable, vibrant, transit-oriented community close to the downtown and the ITC.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **a. Programmatic Capability**

#### **i. Organizational Structure**

The City's Community Development, Parks and Recs and Public Works Departments will be involved in grant management and implementation. Megan Hunter, Community Development Director, will oversee the management of the grant. Mrs. Hunter has over 20 years of experience in revitalization and redevelopment

within California and Michigan. City Community Development staff will manage the project schedule as well as be responsible for administering the project within the three-year limited grant term. Christopher Valenzuela, Interim Housing Program Manager, has over twenty years' experience in housing development and revitalization efforts necessary to assure housing developments are ready in Monterey and San Benito Counties as well as the City of Cupertino. Joel Alvarez, Housing Services Supervisor has over 25 years' experience in former redevelopment projects as well as housing rehabilitation services and site remediation requirements. Luis Ochoa, Community Development Analyst, has three years' experience in environmental reviews for HUD and has attended the California Land Recycling conference in October 2018. These City staff members currently manage the City's Federal and State Grant Programs and work with the Planning Department to review the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) process.

ii. Acquiring Additional Resources

The City will comply with the federal/state/local procurement provisions when it coordinates its formal RFP process to select qualified firms for consulting services. The City will rate and rank each proposal to determine the best qualified and licensed consultants and contractors. City staff will check Sams.gov to assist and determining the contractor's eligibility and take proposal to the City Council for final approval.

**b. Past Performance and Accomplishment**

i. Has Not Received an EPA Brownfields Grant but has Received Other Federal Assistance Agreements

1) Purpose and Accomplishments

The City has successfully administered grant funding from other federal and state agencies. All reporting requirements have always been met and projects have been completed within the required time limit. The following is a list of most recent grants received:

Awarding Agency Name of Grant	Grant Dates & Amount	Grant Purpose	Accomplishments (Outputs/Outcomes)
HUD: Community Development Block Grant (CDBG)	7/17 – 06/18 \$1,897,639	Develop viable communities by providing decent housing, suitable living environments, and expand economic opportunities, for low-moderate-income persons.	Year to Date Unduplicated Clients Served: Seniors: 214, Youth: 1,078 Public Services: 400, Fair Housing: 2 Capital Improvements Projects assisted with CDBG Funds: 1
HUD: HOME Investment Partnership Grant (HOME)	07/17 – 06/18 \$1,140,476	Fund a wide range of activities including, new construction and/or rehabilitating affordable housing units (rent homeownership) for use by low-income households.	Allowed developers to apply for and receive low-income tax credits for the construction of 140 new affordable rental housing units.
Caltrans: Sustainable Transportation Planning Grant	02/17 – 02/19 \$260,782	Alisal Corridor Complete Streets Plan	Develop a Complete Streets Plan to improve the safety and access for all. Plan was approved by City Council in Dec 2018.

2) Compliance with Grant Requirements:

The City has always complied with all grant requirements. As far as HUD (CDBG, HOME) funding goes, the City has been in good standing since being named an Entitlement City for CDBG (1987) and HOME (1993). The City puts together the required Annual Action Plan for all HUD programs each year and updates on any projects as needed. The City recently received a Sustainable Transportation Grant through Caltrans to help with planning of the Alisal Corridor Complete Streets Plan near Chinatown. The City is in good standing on all grants.

**Letter of Acknowledgement from State of California Department of Toxic Substances Control**



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Meredith Williams, Ph.D.  
Acting Director  
5796 Corporate Avenue  
Cypress, California 90630



**Gavin Newsom**  
Governor

January 17, 2019

Noemi Emeric-Ford  
Regional Brownfields Coordinator  
USEPA Southern California Field Office  
600 Wilshire Boulevard, Suite 1460  
Los Angeles, California 90017

LETTER OF ACKNOWLEDGEMENT for U.S. EPA BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION - CHINATOWN AREA, SALINAS, CALIFORNIA

Dear Ms. Emeric-Ford:

The Department of Toxic Substances Control (DTSC) has lead regulatory responsibility for investigating and remediating hazardous substances release sites in California. DTSC fully supports the City of Salinas' application for a \$300,000 (\$200,000 for hazardous substances and \$100,000 for petroleum) United States Environmental Protection Agency (U.S. EPA) Community-wide Assessment Grant.

The City of Salinas proposes assessing brownfields within its Chinatown; a 29-acre community littered with vacant buildings and lots, abandoned former service stations, former repair shops, and more. In 2016, developed a Chinatown Revitalization Plan. Assessment of the brownfields in this area is a smaller milestone in completing the broader goal of revitalization. By taking a community-wide approach to assessing the brownfields, the City will be able to redevelop these underutilized blighted properties into viable and usable real estate that will benefit Chinatown, downtown, local businesses, the economy and the entire City as a whole. This approach will address the environmental concerns while concurrently transforming and raising property values and injecting new economic vitality into Chinatown.

The City is working with the California Association for Local Economic Development (CALED) and has conducted a Local Economic Advisory Program (LEAP) for the area; the draft plan states the best uses for the area and will complement the Chinatown



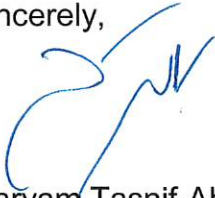
Ms. Emeric-Ford  
January 17, 2019  
Page 2 of 2

Revitalization Plan. In addition, the City now has brownfields experience since they recently engaged in cleaning up two environmentally impacted properties. The City is also working to clean-up two other sites in Chinatown. This grant will continue efforts to clean up and develop the Chinatown area.

The economic assistance is greatly needed; the City recently was informed that it has a \$35 million deficit with CalPERS. This deficit coupled together with the loss of redevelopment monies and reduced federal grants makes it impossible to continue the Chinatown Revitalization Plan. The economic downturn further exacerbated the conditions in Chinatown which has increased the number of homelessness since 2007 and continues to challenge the City in redeveloping Chinatown.

The City of Salinas is one example of the many communities in California that are struggling with blighted underutilized brownfields, and a lack of adequate funding to support safe, healthy and smart redevelopment. DTSC has resources to guide these efforts from a regulatory perspective, but the U.S. EPA funding is the catalyst that is needed to initiate the process. We appreciate the opportunity to voice our support for this crucial funding. Please contact me at [Maryam.Tasnif-Abbasi@dtsc.ca.gov](mailto:Maryam.Tasnif-Abbasi@dtsc.ca.gov) if you have any questions.

Sincerely,



Maryam Tasnif-Abbasi  
Brownfield Coordinator  
Site Mitigation and Restoration Program



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901  
(831) 758-7387 • (831) 775-4258 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

### THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Salinas is a California municipality eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program.

2. Community Involvement

Salinas will hold open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publicly via e-mail, on the City's website, door-to-door fliers, and will make meeting minutes publicly available. We will communicate the progress of our Brownfields Assessment Program to citizens through regular status updates available on the City of Salinas website; reports available for review at City Hall; press releases and other public notices as needed through local news coverage of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for each assessment site.

3. Expenditure of Assessment Grant Funds

The City of Salinas does not have an active Assessment Grant with the EPA.



## PARCEL ADDRESSES

- 0 250 500 Feet 





## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

0109194470000

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

66.818

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Salinas

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000412

\* c. Organizational DUNS:

0109194470000

### d. Address:

\* Street1:

200 Lincoln Avenue

Street2:

\* City:

Salinas

County/Parish:

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

93901-2639

### e. Organizational Unit:

Department Name:

Community Development Dept

Division Name:

Housing Division

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

\* First Name:

Megan

Middle Name:

\* Last Name:

Hunter

Suffix:

Title:

Community Development Director

Organizational Affiliation:

City of Salinas Employee

\* Telephone Number:

831-758-7206

Fax Number:

831-775-4258

\* Email:

meganh@ci.salinas.ca.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-City of Salinas\_ Chinatown Map.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Salinas - 2019 Community Wide Assessment Grant for Chinatown

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

20

\* b. Program/Project

20

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2019

\* b. End Date:

09/30/2022

**18. Estimated Funding (\$):**

\* a. Federal

300,000.00

\* b. Applicant

0.00

\* c. State

0.00

\* d. Local

0.00

\* e. Other

0.00

\* f. Program Income

0.00

\* g. TOTAL

300,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Joseph

Middle Name:

\* Last Name:

Gunter

Suffix:

\* Title:

City Mayor

\* Telephone Number:

831-758-7201

Fax Number:

831-758-7368

\* Email:

josephg@ci.salinas.ca.us

\* Signature of Authorized Representative:

Adam R Garrett

\* Date Signed:

01/31/2019